

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: 03/15/2023 GF No. _____
Name of Affiant(s): Thompson Estate Group, LLC
Address of Affiant: 14206 Treasure Court, Galveston, TX 77554
Description of Property: ABST 121 PAGE 41 LOT 11 BLK 2 PIRATES BEACH SEC 10
County Galveston, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of TX, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the Property.
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since APRIL 1, 2022 there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which encroach on the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below:) NONE

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

TRAVIS THOMPSON
THOMPSON ESTATES GROUP

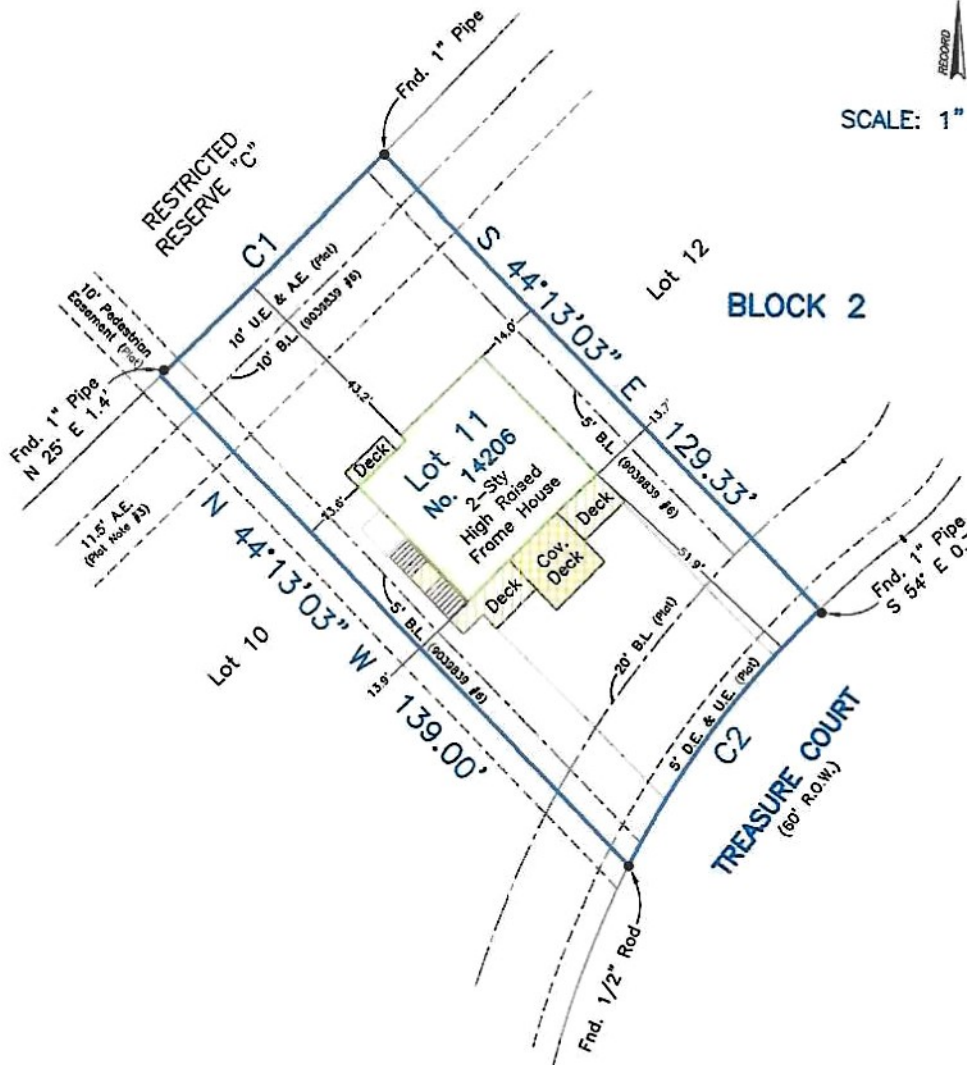
SWORN AND SUBSCRIBED this 16 day of MARCH 2023.
[Signature]
Notary Public
(TXR 1907) 02-01-2010

JULIO C. CORDERO, JR.
Notary Public, State of Texas
Commission Expires 12-30-2025
Notary ID 12572794-4

CURVE	RADIUS	ARC DISTANCE	CHORD DISTANCE	CHORD BEARING	DELTA ANGLE
C1	5931.80'	65.01'	65.01'	N 44°44'39" E	0°37'41"
C2	200.00'	66.20'	65.90'	S 36°18'25" W	18°57'55"



SCALE: 1" = 30'



Survey of Lot Eleven (11), in Block Two (2), of PIRATES BEACH, Section 10, Third Amendment, a subdivision in Galveston County, Texas, according to the map or plot thereof recorded in Plat Record 18, Map No. 358-360, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Stephen C. Blaskey
 Stephen C. Blaskey
 Registered Professional
 Land Surveyor No. 5856



SURVEY DATE:	APRIL 1, 2022
FILE No.:	5863-0002-0011-000
DRAFTING:	AM
JOB No.:	22-0258

GALVESTON OFFICE
 Registration Number: 10193855
 (409) 740-1517 www.hightidelandsurveying.com
 8017 HARBORSIDE DRIVE | GALVESTON, TX 77554
 Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

- NOTES:
- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
 - 2) This property is subject to any restrictions of record as established by the City, Plat, or Subdivision Covenants and Restrictions; may also be subject to easements and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company).
 - 3) Bearings based on Monumentation of North line of Block 3, being a found 1" pipe at the NE corner of Lot 7, and a found 1" pipe at the PC at the NW corner of Lot 12.
 - 4) Elevations are shown in feet above Mean Sea Level NAVD '88 Datum as tied to NGS Monument HGCS62.
 - 5) Surveyed without benefit of a Title Report.